

ORDINANCE NO. 990107-G

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING AND CHANGING THE ZONING MAP ACCOMPANYING CHAPTER 13-2 OF THE CITY CODE AS FOLLOWS:

0.924 ACRE TRACT OF LAND OUT OF JAMES C. IRVINE SURVEY NO. 122 AND THE J.V. AGEE SURVEY NO. 81 IN WILLIAMSON AND TRAVIS COUNTIES, FROM "I-RR" INTERIM RURAL RESIDENCE DISTRICT TO "LR-CO" NEIGHBORHOOD COMMERCIAL DISTRICT-CONDITIONAL OVERLAY COMBINING DISTRICT, LOCALLY KNOWN AS 9915-10009 ANDERSON MILL ROAD, IN THE CITY OF AUSTIN, WILLIAMSON COUNTY, TEXAS.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The Zoning Map established by Chapter 13-2-22 of the City Code is amended to change the base zoning district from "I-RR" Interim Rural Residence district to "LR-CO" Neighborhood Commercial district-Conditional Overlay combining district on the property (the "Property") described in File ~~C14-98~~-0154, as follows:

0.924 acre tract of land out of the James C. Irvine Survey No. 122 and the J.V. Agee Survey No. 81, in Williamson and Travis Counties, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance,

locally known as 9915 to 10009 Anderson Mill Road, in the City of Austin, Williamson County, Texas, and as more particularly identified in the map attached as Exhibit "B".

PART 2. The Property within the boundaries of the Conditional Overlay combining district established by this ordinance is subject to the following conditions:

Notwithstanding any other provision of the Land Development Code applicable to the Property on the effective date of this ordinance or at the time an application for approval of a site plan or building permit is submitted, no site plan for development of the Property, or any portion of the Property, may be approved or released, and no building permit for construction of a building on the Property, may be issued if the completed development or uses authorized by the proposed site plan or building permit, considered cumulatively with

all existing or previously authorized development and uses of the Property, generates traffic exceeding the total traffic generation of 2,000 vehicle trips per day.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the "LR" base district and other applicable requirements of the Land Development Code.

PART 3. The Council waives the requirements of Sections 2-2-3, 2-2-5, and 2-2-7 of the City Code for this ordinance.

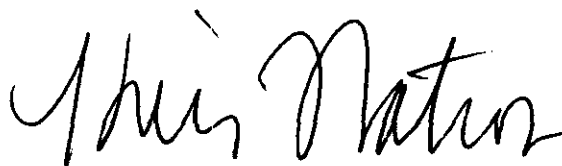
PART 4. This ordinance takes effect on January 18, 1999.

PASSED AND APPROVED

January 7

, 1999.

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§



Kirk Watson
Mayor

APPROVED:



Andrew Martin
City Attorney

ATTEST:



Shirley A. Brown
City Clerk



Professional Land Surveying, Inc.
Surveying and Mapping

Office: 512-476-7103
Fax: 512-476-7105

510 South Congress Ave.
Suite B-100
Austin, Texas 78704

0.924 OF ONE ACRE
BETHANY UNITED METHODIST CHURCH
WILLIAMSON COUNTY PORTION

A DESCRIPTION OF A 0.924 OF ONE ACRE TRACT OF LAND, BEING A PORTION OF A 43.505 ACRE TRACT OF LAND CONVEYED TO BETHANY UNITED METHODIST CHURCH BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN OF RECORD IN VOLUME 11728, PAGE 1073 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, SAID 43.505 ACRES BEING DESCRIBED IN VOLUME 8211, PAGE 136 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.924 OF ONE ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar found in the south right-of-way line of Anderson Mill Road (R.O.W. Varies) for the northeast corner of the herein described tract, the southeast corner of a 0.495 of one acre tract of land conveyed to Williamson County for Street Dedication by deed of record in Volume 1423, Page 592 of the Deed Records of Williamson County, and being also in the east line of the 43.505 acre tract;

THENCE South 19°57'20" East with the south right-of-way line of said Anderson Mill Road, being also the east line of the 43.505 acre tract, a distance of 138.83 feet to a 1/2" rebar found in the south line of the 43.505 acre tract and the northeast corner of a 8.790 acre tract of land conveyed to Mary A. Shaw by Deed of record in Volume 13047, Page 382 of the Real Property Records of Travis County, Texas;

THENCE South 69°59'37" West, with the south line of the 43.505 acre tract and the north line of said 8.790 acre tract a distance of 75.07 feet to a calculated point on the Williamson and Travis County line, from which a 1/2" rebar found in the south line of the 43.505 acre tract, being also the southeast corner of an 5.80 acre tract described in Volume 12569, Page 1710 of the Deed Records of Travis County, Texas;

THENCE North 64°33'26" West crossing the 43.518 acre tract, with the Williamson and Travis County line, a distance of 441.25 feet to a 1/2" rebar found in the south right-of-way line of Anderson Mill Road, being in the south line of the said 0.495 acre Street Dedication tract ;

THENCE with the south right-of-way line of Anderson Mill Road, being also the

EXHIBIT "A"

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south line of the 0.495 acre Street Dedication tract, the following two (2) courses:

1. Along a curve to the right having a radius of 3912.42 feet, an arc length of 336.88 feet and chord which bears South $86^{\circ}33'20''$ East a distance of 336.78 feet to a 1/2" rebar found for a point of tangency;
2. South $83^{\circ}56'27''$ East a distance of 87.02 feet to the POINT OF BEGINNING, containing 0.924 of one acre, more or less.

Surveyed on the ground July 11, 1998. Attachments: Survey Drawing 106-0402.DWG. Bearing Basis: Grid Azimuth for 1983/93 NAD HARN datum from COA Public Works control points.

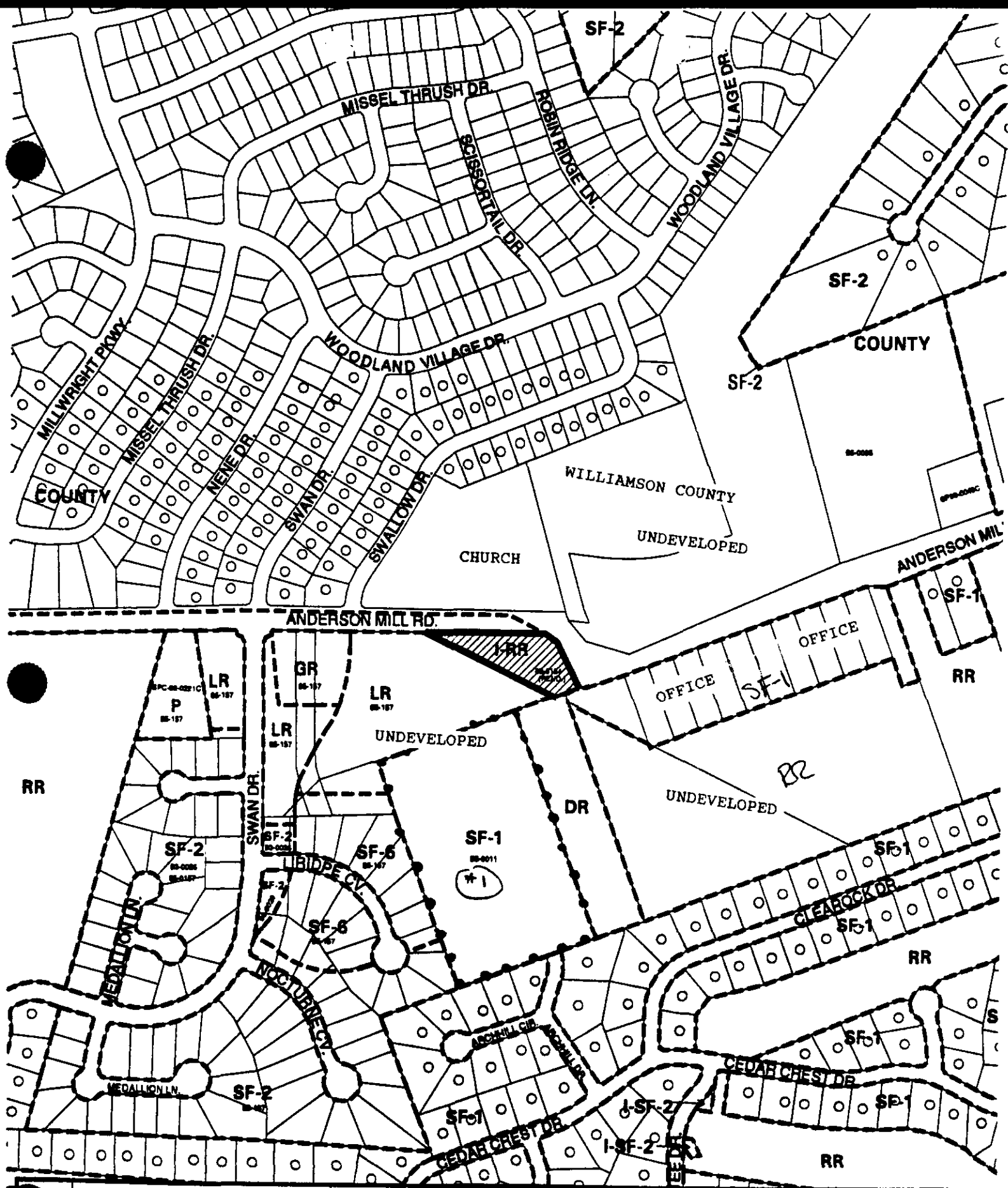
Robert C. Watts, Jr.

Robert C. Watts, Jr.
Registered Professional Land Surveyor
State of Texas No. 4995



9-24-98

990107-6



 1" = 400'	SUBJECT TRACT		ZONING EXHIBIT "B" CASE #: C14-98-0154 ADDRESS: 9915-10009 ANDERSON MILL RD SUBJECT AREA (acres): 0.924	DATE: 98-10 INTLS: TRC	CITY GRID REFERENCE NUMBER F37
	PENDING CASE				
	ZONING BOUNDARY				
	CASE MGR: D.WAHLGREN				

990107-6

Austin American-Statesman

PO#: 990107G
Ad ID#: 1MM703600
Acct#: 5124992499
Account Name: CITY CLERKS OFFICE

CITY CLERKS OFFICE
PO BOX 1088
AUSTIN, TX 78767

AFFIDAVIT OF PUBLICATION

THE STATE OF TEXAS
COUNTY OF TRAVIS

Before me, the undersigned authority, a Notary Public in and for the County of Travis, State of Texas, on this day personally appeared:

Terri Miller

Classified Advertising Agent of the Austin American-Statesman, a daily newspaper published in said County and State that is generally circulated in Travis, Hays, Burnet and Williamson Counties, who being duly sworn by me, states that the attached advertisement was published in said newspaper on the following dates, to wit:

First Published:	1/26/99	Last Published:	1/26/99
Times Published:	1	Classification:	9980
Lines:	21	Cost:	\$58.59

and that the attached is a true copy of said advertisement.

Terri Miller

SWORN AND SUBSCRIBED TO BEFORE ME, this the 26th day of Jan 1999



Sharon Janak
Notary Public in and for
TRAVIS COUNTY, TEXAS

305 South Congress Ave., P.O. Box 670, Austin, Texas 78767-0670 512-445-3541